

GILLESPIE FIELD
INDUSTRIAL PARK
DEVELOPMENT STANDARDS

March 10, 2004

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1. LAND USES

a. Accepted Uses

The following primary uses will be acceptable subject to approval of the Director of Airports and compliance with these development standards and the performance standards.

- (1) Research and development uses.
- (2) Industrial and manufacturing uses.
- (3) Warehousing, storage, and wholesaling.
- (4) Offices, services, sales activity, and other necessary buildings and uses appurtenant to permitted uses specified in 1, 2, and 3 above.
- (5) Signs pertaining only to the use conducted within buildings or signs pertaining to the sale or lease of the premises on which they are located in accordance with standards contained herein.
- (6) Off-street parking and loading, vehicular and pedestrian circulation, and landscaping in accordance with standards specified herein.
- (7) Finance, insurance, real estate and business services, provided such services involve primary emphasis on processing or production, to the exclusion of services rendered to customers on the premises, to which end such offices shall be called process offices.

b. Prohibited Uses

- (1) Uses not falling into the above categories are not permitted.
- (2) There will be no residential use.

2. CONDUCT OF USE

All manufacturing operations shall be conducted within an enclosed building. All storage shall be

conducted within a totally enclosed building or enclosed by a six (6) foot high or higher, view obscuring fence or wall. This fence shall not encroach into any required exterior yard. No storage shall exceed the height of the wall or fence.

3. BUILDING SETBACKS

No building, structure (except a wall or landscape feature or fence) shall at any time be erected or maintained on any site within twenty-five (25) feet from any site boundary abutting any street unless approved in writing by the Director of Airports.

4. BUILDING CONSTRUCTION

a. Coverage

All buildings, including accessory buildings and structures, and all paved areas shall not cover more than ninety percent (90%) of the net lot area.

b. Exterior Walls

Any building erected within the industrial park shall conform to the following:

- (1) Exterior walls shall be concrete or masonry except where specific approval is given by the Director of Airports for architecturally acceptable alternate materials and design.
- (2) Exterior walls shall be painted or treated in a manner acceptable to the Director of Airports.

5. HEIGHT LIMIT

All construction must comply with Title 14 CFR Part 77, Objects Affecting Navigable Airspace and receive FAA approval before construction begins. No building or structure shall exceed two stories or 35 feet in height, whichever is the lesser; provided, however, that buildings or structures located one hundred (100) feet or more from any property line and exceeding 35 feet in height may be permitted upon approval by the Director of Airports.

6. MINIMUM DISTANCE BETWEEN BUILDINGS

There shall be a minimum ten (10) feet between all buildings located on the same site.

7. MULTIPLE OCCUPANCY BUILDINGS

Multiple occupancy of buildings for allowed uses is permitted. In case of multiple occupancy, off-

street parking, off-street loading, outdoor trash facilities, and on-site vehicular and pedestrian circulation systems must be shared in common; provided that separate such facilities may be permitted by the Director of Airports where justified and when such provision does not otherwise deviate from the specifics and intent of these development standards.

8. REQUIRED SCREENING

a. Parking Areas

Where parking space areas are located so as to be visible from a street, there shall be a landscaped screen at least five (5) feet in width, planted with trees, shrubs, ground cover, or combination of landscaping and aggregate materials that will significantly soften the view of such areas. Such landscaping may be credited to the ten percent (10%) requirement of Paragraph 14.

b. Screening Types

Where screening is required herein it shall consist of one, or any combination of the following types, in an aesthetically designed configuration.

- (1) Walls: A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material a minimum of four inches thick.
- (2) Berms: A berm shall consist of landscaped mounded earth designed in such a way as to provide desired screening effect.
- (3) Fences, solid: A solid fence shall be constructed of masonry.
- (4) Fences, open: An open weave or mesh type fence shall be combined with plant materials or view obscuring slats to form an opaque screen.
- (5) Planting: Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening having a minimum thickness of two (2) feet within eighteen (18) months after initial installation.

c. Roof Tops

Roof top equipment such as HVAC units shall be screened from view from both street level and above. To that end, all duct work and electrical conduits are to be run underneath the roof surface. In addition, the equipment should be clustered and roof top color shall be considered during the design of the buildings.

9. HEIGHT OF FENCES, WALLS, AND PLANTED MATERIALS

a. Fences and Walls

No decorative or screening fences or walls shall exceed the following height limits above ground elevation:

(1) Within required front or side yard setback abutting a street: Forty-two (42) inches except within five (5) feet of the intersection of a driveway and a street, a driveway and a walkway, a driveway and parking area circulation aisle, or two (2) driveways in which cases the height limit shall be thirty (30) inches.

(2) All other areas: Eight (8) feet, unless approved in writing by the Director of Airports.

b. Plant Materials

Except where used as an opaque screen, plant materials may be permitted at any height not constituting a hazard to operation of aircraft based on the judgment of the Director of Airports.

10. OFF-STREET PARKING AND LOADING SPACE

a. Parking

All parking shall be designed to be provided at the ratio of one (1) off street parking space per three hundred (300) square feet of gross floor area. If the proposed development of the Premises is recognized as a standard warehouse or manufacturing use, paved parking may be provided at the ratio of one space per six hundred (600) square feet. However, the remainder of the land area necessary to provide an ultimate parking ratio of one (1) space per three hundred (300) square feet of gross floor must be available for future parking expansion. This area may be made a part of the landscaped area of the Premises until such time as the additional parking is needed, however it will not be considered as part of the required 10% landscaping coverage outlined in Clause 14. (LANDSCAPING) below.

b. Loading Space

All buildings with a gross floor area greater than one thousand (1,000) square feet shall be served with a loading area with minimum dimension of twenty (20) feet by twenty (20) feet. One (1) additional loading area shall be provided for buildings with a gross floor area exceeding twelve thousand (12,000) square feet. Loading areas shall not be placed in any required yard areas or parking spaces.

c. Dimensions

Each parking space shall be a minimum of nine (9) feet wide and twenty (20) feet deep.

d. Location

All parking and loading spaces shall be on the same leasehold Premises with the building or structures they are to serve.

e. Improvement of Parking Spaces and Parking Areas

- (1) All parking spaces or areas, loading berths, approaches, and driveways shall be adequate for anticipated wheel loads, with a structural section designed by a soils engineer, and constructed of Portland Cement Concrete over a base course of adequate stability.
- (2) All parking spaces abutting the perimeter of the property shall be provided with securely installed concrete wheel barriers or concrete curbs not less than four (4) inches in height.

f. Marking of Parking Spaces

The location of each parking space shall be identified and maintained by permanent surface markings.

g. Parking Restrictions

On street parking within the Industrial Park shall conform to the current City of El Cajon Municipal Code.

11. ON-SITE CIRCULATION

a. Ingress and Egress

- (1) On-site driveways shall be located so as to serve multiple purposes such as parking and loading areas wherever possible.
- (2) On-site driveways shall have an unobstructed paved surface minimum width of not less than fifteen (15) feet per one-way drive, or twenty-four (24) feet for two-way drive.
- (3) Parking, loading areas, and driveways shall be arranged to permit vehicular traffic to move into and out of parking and loading areas, driveways, and ramps without the backing of any vehicle onto a street.
- (4) Unobstructed and adequate maneuvering aisles or turn-around areas shall be provided as

necessary to insure that all vehicles shall enter the street or highway in a forward manner.

- (5) Parking areas, driveways, maneuvering aisles, ramps, and turn-around areas shall be kept free and clear of obstructions at all times.

b. Driveway Aprons

All driveway aprons will be installed concurrently with individual site development and shall be commercial driveways of Portland cement concrete, six (6) inches thick from curb to right-of-way line with minimum width of fifteen (15) feet at the curb line for one-way traffic and thirty (30) feet for two-way traffic according to Standard Drawing G-16. Where driveway aprons will serve semi-trailers, they shall be no less than twenty-four (24) feet and thirty-six (36) feet respectively, and may be constructed as alley aprons with appropriate curb returns.

c. Pedestrian Walkways

Easily accessible and adequate pedestrian walkways consisting of concrete, decorative gravel, paving blocks, or other aesthetically pleasing materials shall be provided.

12. SIGNS

a. Identification Signs

Not more than two (2) signs identifying the name and address of the occupant and the products, activities or facilities located on the Premises are permitted for each Premises, except as hereinafter specified.

- (1) One (1) such sign may be a single-face sign mounted on and parallel to a wall of the main building. Such sign shall be proportional to the size of the building wall upon which it is mounted but shall not exceed an area of forty-eight (48) square feet. Such a sign may not extend above the top of the parapet wall, the roof line at the wall, the eaves of the building, or portion of the building to which attached, whichever is applicable; nor shall the sign face protrude more than eighteen (18) inches from the face of the wall upon which it is mounted. One such sign may be a single- or double-faced monument or free-standing sign, integrated with a landscape arrangement and located not closer than ten (10) feet to the front property line. The size of such sign shall be proportional to the building site frontage but not exceeding an area of sixty (60) square feet per face nor an overall height of eight (8) feet above the average ground elevation directly beneath the sign.
- (2) Roof-mounted and pole signs are not permitted, except that a sloping roof, the slope of which varies no more than forty-five (45) degrees from a vertical plane, shall be

considered wall space for the purpose of placement of wall signs.

(3) More than one wall sign may be permitted only under the following circumstances:

- (a) Where a building site abuts more than one street, one wall sign may be allowed facing each street, provided the combined area of all such signs shall not exceed seventy-two (72) square feet.
- (b) In the case of multiple occupancy of the same Premises consisting of four or fewer establishments, each may have one (1) single-faced wall sign not exceeding an area of thirty (30) square feet; for five (5) or more establishments, each may have one (1) single-faced wall sign not exceeding an area of twenty-five (25) square feet. Said signs shall be in lieu of, not in addition to, the single wall sign per Premise otherwise specified herein.

b. Directional Signs

Directional signs may be single or double face and are limited to informational signs identifying facilities by category and/or function only. They may not exceed eight (8) square feet per face or overall height of eight (8) feet above grade.

c. Safety Signs

Safety signs alert the passersby on the site to potential dangers and include Stop, Slow, Curve, Danger, High Voltage, etc. The shape and color of safety signs shall be of the same size shape and color as contained in the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways as printed by the Bureau of Public Roads, U.S. Department of Commerce.

d. Real Estate Signs

One single or double-faced real estate sign not exceeding twelve (12) square feet per face giving information on the construction, sale or lease of the buildings, property or premises upon which it is displayed shall be permitted. No such sign shall be permitted more than ninety (90) days prior to nor ten (10) days after such space is available for lease or sale.

e. Sign Design

Identification signs must be designed so as to provide uniformity of layout, lettering, graphics, size, shape, color, method of installation and construction. The location and design of all identification signs shall be subject to the written approval of the Director of Airports.

No sign of any type shall be installed without the prior written approval of the Director of Airports.

13. TRASH COLLECTION AREAS

All trash collection areas shall be located outside of areas required to be devoted to landscaping and shall be enclosed by a wall and heavy duty solid gates not less than six (6) feet in height. Portland cement concrete floors and aprons are required in trash collection areas.

14. LANDSCAPING

a. Required Landscaping Areas

Landscaping plans shall be required and submitted for approval of the Director of Airports. All exterior yards, except for driveways shall be landscaped and maintained, however, in no event shall the total landscaped area be less than ten percent (10%) of the gross lot area.

All areas not in a driveway or sidewalk between street curb and the property line shall be landscaped and maintained by Lessee and may be included in the above mentioned ten percent on-site requirement.

b. Landscaping Design

(1) Coverage: At least seventy-five percent (75%) of the surface landscaped shall be planted with a compatible combination of trees, shrubs, vines, flowers or ornamental ground cover. The remainder may include features such as pedestrian walkways, rock groupings, sculptures, pools, fountains, outdoor seating areas, decorative paving, and gravel areas, interspersed with planting areas.

(2) Spacing: Plant material spacing shall conform to the following standards:

A minimum of twenty-five (25) feet from the back of sidewalk at street intersections to the center of the first tree or the center of the first large shrub ten feet in height or more at maturity.

c. Irrigation

Prior to commencing any use of the property, required landscaped areas shall be planted and a permanent type sprinkler system or similar watering system or device, adequate to provide water necessary to properly maintain the particular plant materials used, shall be constructed and thereafter maintained in good working order.

15. OTHER REGULATIONS

In addition to the provisions of these Development Standards, all development on the Premises shall

conform to the standards specified by the applicable Federal Aviation Administration Regulations, laws of the State of California, the El Cajon Municipal Code and those ordinances and policies promulgated by the Board of Supervisors which regulate the administration, land use, construction, and development of County Airports.

In the event there is any conflict between these Development Standards and the regulations, laws, and/or ordinances of the above mentioned agencies, the most restrictive shall apply.